043.0	0004	0012.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,016,800	/	1,016,800
USE VALUE:	1,016,800	/	1,016,800
ASSESSED:	1,016,800	/	1,016,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
44	-46	WEBSTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MOOREFIELD KELLY
Owner 2:	
Owner 3:	
Street 1:	46 WEBSTER STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ROTHENBERG JILL M/ETAL -
Owner 2:	MOOREFIELD KELLY -
Street 1:	46 WEBSTER STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2475 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5020.000	556,500	3,800	456,500	1,016,800
Total Card	0.115	556,500	3,800	456,500	1,016,800
Total Parcel	0.115	556,500	3,800	456,500	1,016,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 410.83 /Parcel: 410.83

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 30166

GIS Ref

GIS Ref

Insp Date 11/12/18

!3648!

PREVIOUS ASSESSMENT

Parcel ID 043.0-0004-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	556,500	3800	5,020.	456,500	1,016,800		Year end	12/23/2021
2021	104	FV	531,800	3800	5,020.	456,500	992,100		Year End Roll	12/10/2020
2020	104	FV	532,100	3800	5,020.	456,500	992,400	992,400	Year End Roll	12/18/2019
2019	104	FV	396,500	3800	5,020.	485,000	885,300	885,300	Year End Roll	1/3/2019
2018	104	FV	396,500	3800	5,020.	353,800	754,100	754,100	Year End Roll	12/20/2017
2017	104	FV	372,400	3800	5,020.	308,100	684,300	684,300	Year End Roll	1/3/2017
2016	104	FV	372,400	3800	5,020.	262,500	638,700	638,700	Year End	1/4/2016
2015	104	FV	332,700	3800	5,020.	256,800	593,300	593,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	23:23:41

LAST REV

Date	Time
04/09/19	14:39:43
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3648

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROTHENBERG JILL	33536-414		8/28/2001	Family	98,915	No	No		
GRIFFIN THOMAS/	26605-67		8/23/1996		260,000	No	No		Y

USER DEFINED

Prior Id # 1:	30166
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/22/2013	1270	Manual	12,661	C				
8/5/1998	537	Alterati	8,000					FINISH 3RD FLOOR
5/6/1997	225	Manual	8,000					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
11/12/2018	MEAS&NOTICE	HS	Hanne S
1/9/2014	Info Fm Prmt	EMK	Ellen K
4/27/2009	Meas/Inspect	189	PATRIOT
4/27/2009	Measured	372	PATRIOT
2/10/2000	Mailer Sent		
2/10/2000	Measured	197	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5020		Sq. Ft.	Site		0	80.	1.14	1									456,479						456,500	

Total AC/HA:	0.11524	Total SF/SM:	5020	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total: 456,479	Spl Credit	Total: 456,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.12727273
Const Adj.:	0.98000199
Adj $ / SQ:	198.851
Other Features:	124434
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	683642
Depreciation:	127157
Depreciated Total:	556484

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	11	BRs:	4	Baths:	3	HB						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

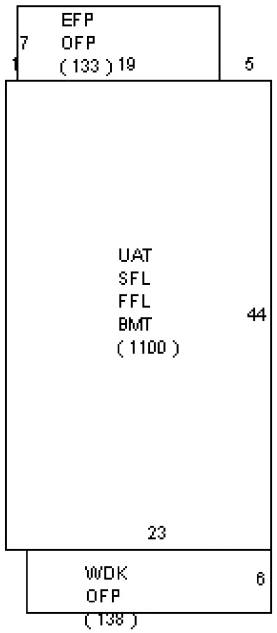
No Unit	RMS	BRS	FL
1	6	2	
1	5	2	
Totals			
2	11	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	198.85
Special Features:	0	Val/Su Net:	135.17
Final Total:	556500	Val/Su SzAd	252.95

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,100	59.660	65,621
FFL	First Floor	1,100	198.850	218,736
SFL	Second Floor	1,100	198.850	218,736
UAT	Upper Attic	275	153.120	42,107
OFP	Open Porch	271	22.140	5,999
WDK	Deck	138	12.980	1,791
EFP	Enclos Porch	133	46.740	6,217
	Net Sketched Area:	4,117	Total:	559,207
Size Ad	2200	Gross Area	4942	FinArea 2475

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	G	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 043.0-0004-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	F	FR	1923	19.13	T	50	104			3,800			3,800

More: N	Total Yard Items:	3,800	Total Special Featues:		Total: 3,800

IMAGE

AssessPro Patriot Properties, Inc